ROBERT HART MOORE
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9830 67 Avenue
Grande Prairie, Alberta

MLS # A2347685

$477,000

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,315 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fire pit included, Kitchen table if buyer wanted. Hot tub negotiable		

Motivated sellers! Welcome to County Club West, a truly impressive five-bedroom, three-bathroom home that seamlessly blends space, comfort, and style, perfect for families and anyone seeking an abundance of room to grow and entertain. From the moment you step into the open entryway, you’ll appreciate the thoughtful layout, providing easy access to the upstairs, downstairs, and the heated attached garage. Upstairs, the expansive family room is flooded with natural light, offering a welcoming atmosphere for relaxing or hosting. The dining area is spacious enough to accommodate large family gatherings, while the very functional kitchen boasts stainless steel appliances, a corner pantry, and a central island, making meal preparation a delight. Access to the back deck here as well, perfect for summer barbecues and alfresco dining. The master suite, tucked away for privacy, features a walk-in wardrobe and ensuite with a walk-in shower. Two additional large bedrooms and the main bathroom complete this floor. Downstairs, a versatile flex space awaits your personal touch – gym, home theatre, office or whatever fits your needs. Along with two further generous bedrooms and a third full bathroom. A practical laundry/utility room and ample storage. Outside, the backyard offers a large deck great for entertaining, a solid concrete pad with a hot tub/pergola setup next to mature trees to relax and unwind. While at the other end is a beautiful firepit area for those cozy summer nights and tons of yard space for kids play, outdoor games etc. In the front you have a long driveway to accommodate RV parking and beautiful curb appeal. Recent updates include central air, shingles (2024), front yard tree, landscaping and curbing, firepit pad, hot tub, pad and pergola, garage heater, custom fit and installed window coverings, barn door in basement, and fully

repainted upstairs (2020). All this in a quiet cul-de-sac with nearby access to schools, parks, walk trails, Eastlink center and more. A truly move-in ready family haven!

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